BILL GARRETT, Davidson County
Trans:T20160040639 DEEDQC
Recvd: 05/16/16 11:19 4 pgs
Fees:27.00 Taxes:0.00
20160516-0048492

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road, Nashville, TN 37214
PH: (615) 883-4998

FROM: **EDWARD G. BLANKENSHIP, Executor for the ESTATE OF MARY SUE McDONALD**

TO: **David Kennedy, Jr., Trustee**

AND

FROM: **David Kennedy, Jr., Trustee**

TO: **EDWARD G. BLANKENSHIP, a single person**

ADDRESS NEW OWNER:
EDWARD G. BLANKENSHIP
2215 Dearborn Drive
Nashville, TN 37214

SEND TAX BILLS:
SAME

MORTGAGEE:
NONE

MAP & PARCEL
08414013000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and for other good and valuable consideration the receipt of which is hereby acknowledged, I, Edward G. Blankenship, Executor for the Estate of Mary Sue McDonald (DOD: 06/05/2015 -- see Davidson County Probate Court, Case No. 15P-1152), have bargained and sold and by these presents do quitclaim and convey unto David Kennedy, Jr., hereinafter called the Trustee, his successors and assigns, all of the Estate's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Walnut Grove Subdivision, as of record in Book 2133, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Dearborn Drive at the corner of Lot Nos. 113 and 114; thence southerly with the line between said Lots, 220 feet to a point; thence westerly 202.3 feet to a point in the easterly margin of Barker Road; thence northerly with the margin of said road 202.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, 39.3 feet to a point in the margin of Dearborn Drive; thence with the margin of said drive easterly 177 feet to the point of beginning.

Being the same property conveyed by Warranty Deed dated May 20, 1963, from Earl D. Partridge and wife, Melba R. Partridge, to Mary Sue Baldridge, of record in Book 3569, Page 221, Register's Office for Davidson County, Tennessee. The said Mary Sue Baldridge subsequently married Carlyle Earl McDonald, said couple divorced by Order of the Court on May 11, 1989; and, Mary Sue Baldridge McDonald became deceased on June 5, 2015, leaving her entire estate (including the subject real property) to her nephew, Edward G. Blankenship.

This is improved real property located at and known as 2215 Dearborn Drive, Nashville, Davidson County, Tennessee, 37214.

And now I, the said **David Kennedy, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto **EDWARD G. BLANKENSHIP, a single person,** his heirs and assigns, all of my right, title and interest in and to the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions, defects, if any, and encumbrances as may affect the premises, as set forth above.

IN WITNESS WHEREOF, we have hereunto set our hands this the 15th day of April, 2016.

EDWARD G. BLANKENSHIP, Executor
Estate of MARY SUE McDONALD

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **EDWARD G. BLANKENSHIP, Executor for the ESTATE OF MARY SUE McDONALD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of April 2016.

NOTARY PUBLIC

My Commission Expires: 5/8/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **DAVID KENNEDY, JR., Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 15th day of April 2016.

NOTARY PUBLIC

My Commission Expires: 5/8/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 5/8/2017